

# Exhibit D



# D-Appraisal Pg 2 of 9

## Broker's Price Opinion

0019535251

File # AHMSI-090401-0663

Property Address: 570 A MACON ST		City: BROOKLYN		State: NY		Zip: 11233	
Borrower: AMOBI-ONYIUE,NNEKA		Owner of Public Record: Smith, Tracy		County: Kings			
Client: Am Hm Mtg - Special		Address: 4600 REgent Blvd					
Property Type: <input type="checkbox"/> SFR <input type="checkbox"/> Condo <input type="checkbox"/> Co-op <input type="checkbox"/> PUD <input checked="" type="checkbox"/> 2-4 <input type="checkbox"/> Manufactured <input type="checkbox"/> Other		HOA \$		<input checked="" type="checkbox"/> per year <input type="checkbox"/> per month			
Is the subject property currently listed or has it been listed in the past 12 months? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Occupancy: <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Vacant <input type="checkbox"/> Unknown					
Original List Price: \$ 0		Date:		Current List Price: \$		Date:	
Listing Agent:		Listing Agent Phone:					
Listing Agency/Company:		Listing Agency/Company Address:					

Date Listed	Date Sold	List Price	Sale Price	Comments
1.				
2.				
3.				

Basement	Quality of Construction	Exterior Walls	Lot Size	No. Units	Other	DOM	GLA	Total Rms	Bdrms	Baths	Age	Condition	Parking
0.00	Medium	Metal/Vinyl	1800	2	0	0	1537	8	4	2.000	110	Good	None/Str

Address	Proximity	Date of Sale	Sale Price	List Price	DOM	GLA	Total Rms	Bdrms	Baths	Age	Condition	Parking
1. 652 Halsey St	0.07	11-13-2008	300,000	300,000	1	1530	8	4	2.000	110	Good	None/Str
2. 726 Monroe St	0.32	11-12-2008	302,000	302,000	1	1800	8	4	2.000	110	Good	None/Str
3. 779 Lexington Ave	0.46	10-16-2008	280,000	280,000	1	1344	8	4	2.000	110	Good	None/Str

Style	Exterior Walls	Lot Size	Owner	Seller Concessions	Ag/Broker Inspected?	Other
1. 2 Story	Metal/Vinyl	1700			false	
2. 2 Story	Metal/Vinyl	2500			false	
3. 2 Story	Metal/Vinyl	1600			false	

In column 1, check the box Most Comparable (MC) to the Subject. In column 2, 3, and 4, check the boxes indicating equal (EQ), inferior (INF), or superior (SUP).  
In column 5, enter comments describing why the comparable is equal, inferior, or superior to the subject property.

MC	EQ	INF	SUP	Comments
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 story 2 fam w/ no garage.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 story 2 fam w/ no garage.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2 story 2 fam w/ no garage.

Address	Proximity	Listing Date	Original List Price	Current List Price	DOM	GLA	Total Rms	Bdrms	Baths	Age	Condition	Parking
1. 178 Lewis Ave	0.66	01-12-2009	284,000	284,000	83	1520	7	3	2.000	78	Good	None/Str
2. 16 Dewey Pl	0.66	07-23-2008	299,900	299,900	256	1211	7	3	2.000	99	Good	None/Str
3. 304 Herkimer St	0.85	09-23-2008	310,000	310,000	194	1512	10	4	2.000	108	Good	None/Str

Style	Exterior Walls	Lot Size	Owner	Seller Concessions	Ag/Broker Inspected?	Other
1. 2 Story	Metal/Vinyl	2000			false	
2. 2 Story	Metal/Vinyl	1613			false	
3. 2 Story	Metal/Vinyl	1504			false	

In column 1, check the box Most Comparable (MC) to the Subject. In column 2, 3, and 4, check the boxes indicating equal (EQ), inferior (INF), or superior (SUP).  
In column 5, enter comments describing why the comparable is equal, inferior, or superior to the subject property.

MC	EQ	INF	SUP	Comments
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	** SEE ADDITIONAL FIELD TEXT ADDENDA **
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	** SEE ADDITIONAL FIELD TEXT ADDENDA **
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SHORT SALE -- semi det 2 fam w/ no garage.

Number of Competitive Listings in the Subject Property's neighborhood currently on the market:	30	Price Range \$	199,000	to \$	590,000
Number of Comparable Sales in the Subject Property's neighborhood during the past 12 months:	130	Price Range \$	170,000	to \$	740,000
Location:	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Marketing Time:	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths		
Property Values:	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	New Construction:	<input checked="" type="checkbox"/> Low <input type="checkbox"/> High		
Demand/Supply:	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply				
Probable purchaser (first time, investor, etc.):	Owner	Probable financing:	conventional		
Explain any functional/economic obsolescence: Values are based on current market conditions, subject specifications, and comps.					
Identify any positive or negative site/location influences: Residential community w/ no garage.					

Repair Item	Estimated Cost
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
TOTAL ESTIMATED COST OF RECOMMENDED REPAIRS	

As Is Low Value:	300,000	Estimated Lot Value Low:	30,000	Suggested AS IS List Price:	320,000
As Is High Value:	320,000	Estimated Lot Value High:	32,000	Interior/Exterior Repaired Value:	320,000
Liquidation Value:	270,000				

Comments:  
Subject is an attached 2 story 2 fam.

Prepared By: Shelly Irizarry	Years of Experience: 15	Date Completed: 04-04-2009
Company Name: REONY.com, Inc.	Distance from Agent location to subject: 5.80	
Address: 107-03 Rockaway Blvd		
Phone: (718) 835-8800	This report is based on the following inspection type: <input checked="" type="checkbox"/> Exterior <input type="checkbox"/> Interior	

This is a BPO market analysis. This is not an appraisal.

Borrower/Client	AMOB-ONYIUIKE,NNEKA			
Property Address	570 A MACON ST			
City	BROOKLYN	County	Kings	State NY Zip Code 11233
Lender	Am Hm Mig - Special			

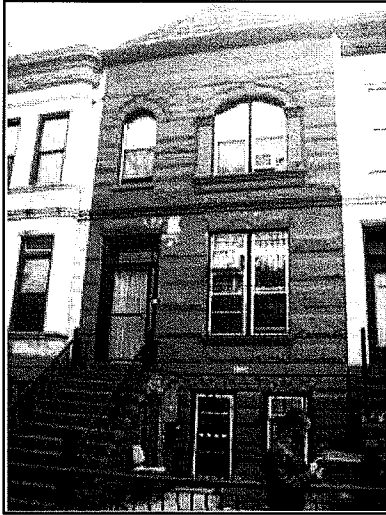
## LIST COMP 1 COMPARISON COMMENTS

2 FAM BRICK W/LG BKYD, SOLD AS IS, BUYER PAYS TRANSFER TAXES, MUST HAVE PROOF OF FUNDS WITH ALL OFFERS, PROPERTY VACANT

## LIST COMP 2 COMPARISON COMMENTS

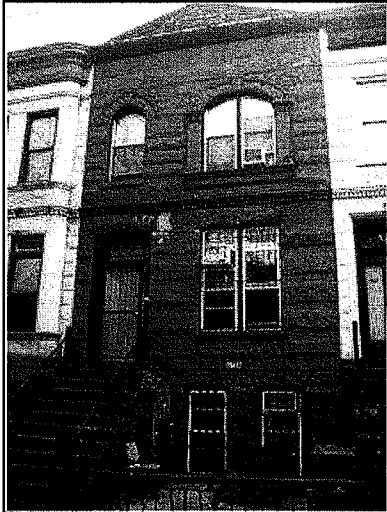
CORPORATE OWNED 2 FAM HOME BEING SOLD IN AS IS CONDITION, NO REPRESENTATION, BUYER PAYS TRANSFER TAX AND STAMPS, REHAB LOAN OR ALL CASH ONLY

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				Zip Code	11233
Lender	Am Hm Mtg - Special				



FRONT OF  
SUBJECT PROPERTY

REAR OF  
SUBJECT PROPERTY



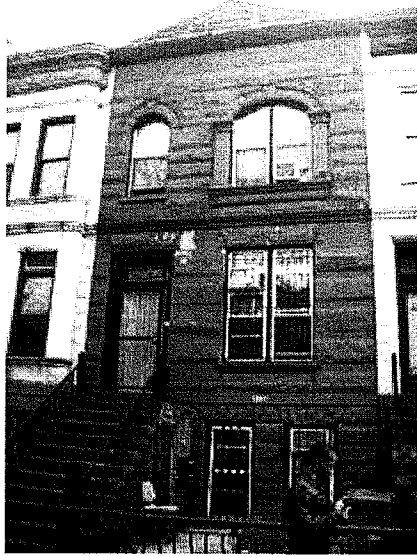
REAR OF  
SUBJECT PROPERTY

STREET SCENE



STREET SCENE

Borrower/Client	AMOB-ONYIYUKE,NNEKA				
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City	BROOKLYN	County	Kings	State	NY Zip Code 11233
Lender	Am Hm Mlg - Special				










ADDITIONAL PHOTOGRAPH ADDENDUM

File No. AHMSI-090401-0663

Borrower/Client AMOBI-ONYIYUKE,NNEKA

Property Address 570 A MACON ST

City BROOKLYN

County Kings

State NY

Zip Code 11233

Lender

Am Hm Mtg - Special



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**COMPARABLE PHOTOGRAPH ADDENDUM**  
 (Comps 1-3)

File No. AHMSI-090401-0663

Borrower/Client	AMOBONYIYUKE,NNEKA		
Property Address	570 A MACON ST		
City	BROOKLYN	County	Kings State NY Zip Code 11233
Lender	Am Hm Mtg - Special		



**Comparable Sale 1**  
 652 Halsey St

Date of Sale: 11-13-2008  
 Sale Price: 300,000  
 Sq. Ft.: 1530  
 \$ / Sq. Ft.:



**Comparable Sale 2**  
 726 Monroe St

Date of Sale: 11-12-2008  
 Sale Price: 302,000  
 Sq. Ft.: 1800  
 \$ / Sq. Ft.:



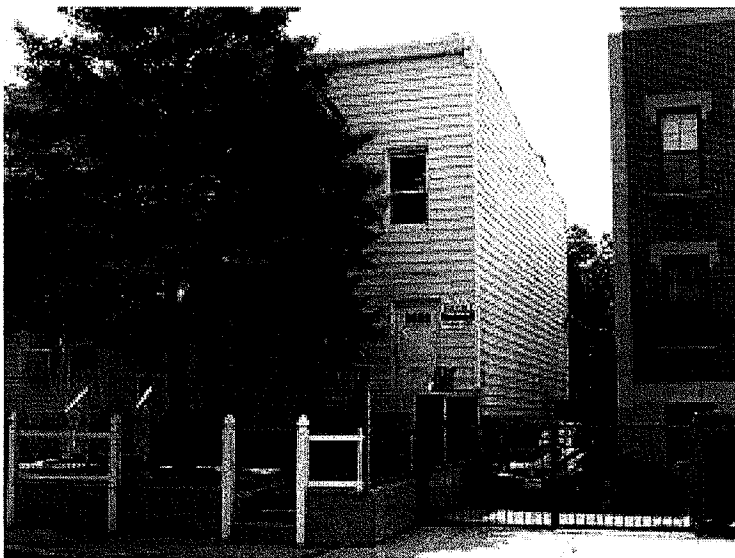
**Comparable Sale 3**  
 779 Lexington Ave

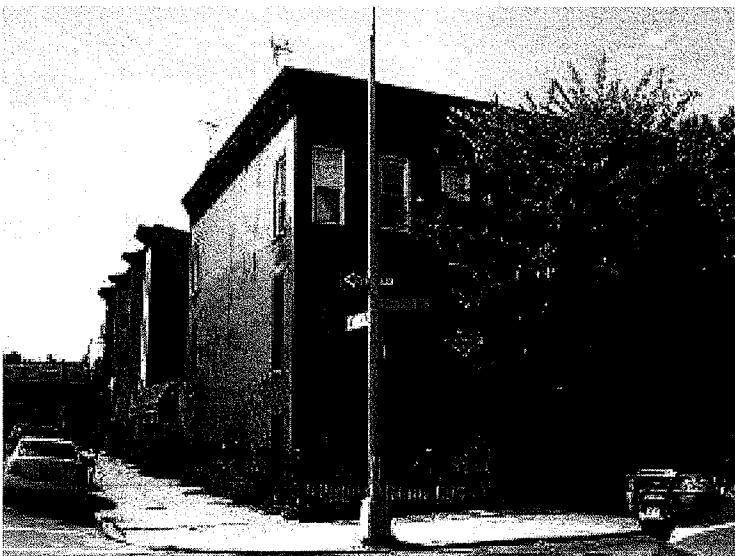
Date of Sale: 10-16-2008  
 Sale Price: 280,000  
 Sq. Ft.: 1344  
 \$ / Sq. Ft.:

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City	BROOKLYN	County	Kings	State	NY
				Zip Code	11233
Lender	Am Hm Mtg - Special				




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File No. AHMSI-090401-066

Borrower/Client <b>AMOB-ONYIUKE,NNEKA</b>				
Property Address <b>570 A MACON ST</b>				
City <b>BROOKLYN</b>	County <b>Kings</b>	State <b>NY</b>	Zip Code <b>11233</b>	
Lender		Am Hm Mtg - Special		

